

CITY OF SAN ANTONIO
Board of Adjustment
Regular Meeting Agenda

First Floor, Development and Business Services Center
1901 South Alamo Street

Monday, October 4, 2004
11:30 A.M.

Board of Adjustment Board Members

Vacant	District 1	Vacant	District Mayor
Oscar Williams	District 2	Yolanda Arellano	District 7
Jesse F. Jenkins	District 3	Abraham (Abe) Ramirez	District 8
Joseph M. Tinti	District 4	Mike Villyard	District 9
Jesse Zuniga, Jr.	District 6	Michael Gallagher	District 10
	Laura Lizcano	District 5	
	Chairperson		

- I. **11:30 A.M. – Tobin Room – Work Session presentation by staff to discuss the new agenda format, new staff assignments, Board of Adjustment case recommendations, and other items for consideration on the agenda for October 4th, 2004.**
- II. **1:00 P.M. – Board Room – Public Hearing Call to Order and Roll Call.**
- III. **Invocation.**
- IV. **Requests for special exception as outlined in Chapter 35 (Unified Development Code).**
 - A. **CASE NO. A-04-122:** The request of Silvia S. Hernandez for a special exception to relocate a structure from 221 North Pine Street to 319 North Pine Street.
- V. **Requests for variance from Chapter 35 (Unified Development Code).**
 - A. **CASE NO. A-04-122:** The request of Silvia S. Hernandez for a 1-foot variance from the minimum 10-foot front setback required on lots in RM-4 Residential Mixed zoning districts to allow the proposed relocated structure to set back 9 feet from the front (south) property line, 319 North Pine Street.
 - B. **CASE NO. A-04-123:** The request of Steven J. Trevino for a 2-foot variance from the maximum 6-foot fence height allowed on side property lines to permit an 8-foot fence along a portion of the west property line, 625 West French Place.
- VI. **Requests for appeal of an administrative decision.**
- VII. **Requests for variance from Chapter 28 (sign regulations).**

VIII. **Requests for appeal of the Chief Electrical Inspector's interpretation of Chapter 28 (sign regulations).**

IX. **Staff Report.**

A. As requested by the Board of Adjustment, staff will present the status of **CASE NO. A-04-081**: The request of Mark Cano for a special exception to relocate a structure from 4702 East Houston Street to 1713 North Pine Street.

X. **Approval of the minutes from the regular meetings on September 13th and 20th, 2004.**

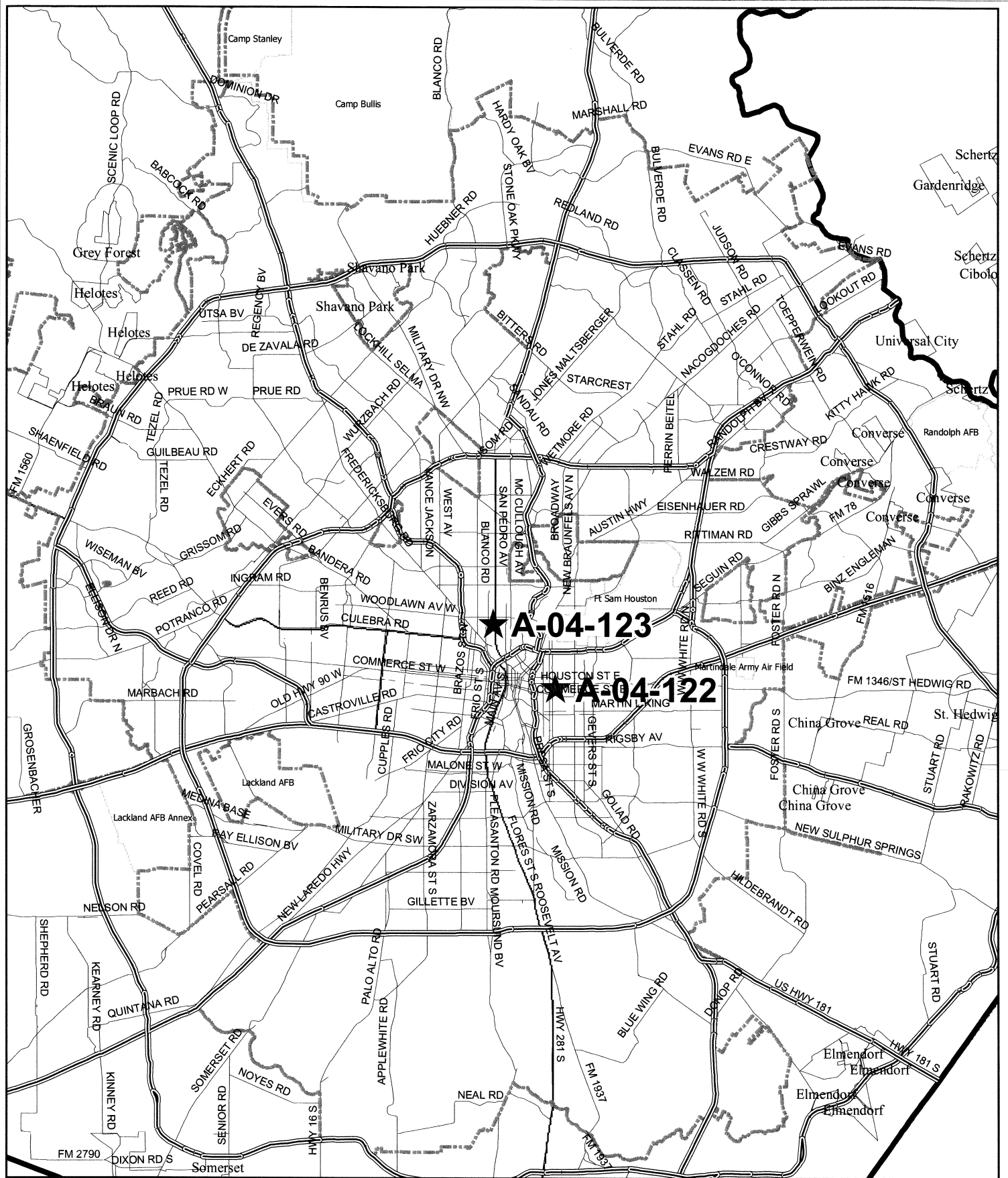
XI. **Executive Session:** consultation on Attorney-client matters (real estate, litigation, personnel, and security matters) as well as any of the above agenda items may be discussed.

XII. **Adjournment.**

Note: The City of San Antonio Board of Adjustment Agenda is on the Internet at:
www.sanantonio.gov/dsd

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo Street. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

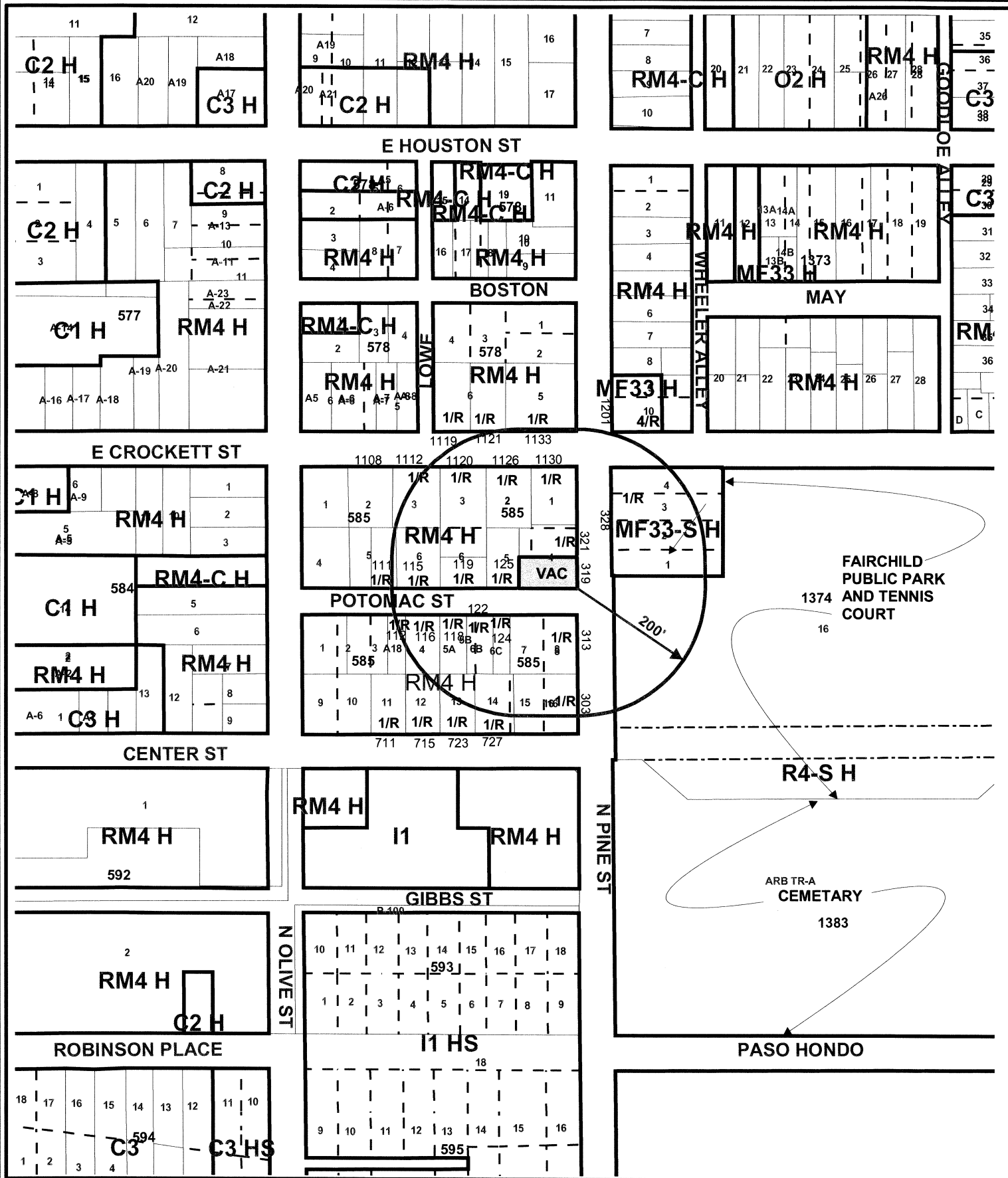


★ Subject Property Location

**Board of Adjustments
Cases to be heard on
OCTOBER 04, 2004**



Produced by the City of San Antonio,
Planning Department,
GIS Division, in cooperation with
Development Services Department



BOARD OF ADJUSTMENT
CITY COUNCIL:2
CASE NO.:A-04-122
DATE:OCTOBER 04, 2004

— 200' Notification

C:\B.O.A.\LANDUSE\100404\A-04-122_P.P..mxd



SCALE:1"=200'

Produced by the City of
 San Antonio Planning Department
 in cooperation with Development
 Services Department

TILE 17

CITY OF SAN ANTONIO
ZONING BOARD OF ADJUSTMENT
STAFF COMMENTS AND RECOMMENDATIONS

APPEAL CASE NO. A-04-122

Silvia S. Hernandez is requesting a Special Exception to relocate a structure from 221 North Pine Street to 319 North Pine Street and a 1 foot variance from the 10 foot front yard setback requirement to place this structure within the front setback. The subject property is more fully described as the South 50 feet of Lot 4 and the South 50 feet of the East 19 feet of Lot 5, Block 1, NCB 585. The subject property is zoned "RM-4 H" Historic Residential Mixed District.

SITE DESCRIPTION:

The subject property is a vacant lot located in an established single-family residential neighborhood. "RM-4 H" zoning surrounds the subject property. The subject property is located in the Dignowity Hill Neighborhood Association.

STAFF COMMENTS:

The structure is 792 square feet in gross floor area and the inspector reported this building to be structurally sound to be moved. The applicant has an extensive plan of development for proposed improvements to the interior and exterior that will bring this structure into compliance with all applicable codes. Furthermore, the applicant received a Certificate of Appropriateness for approval from the Historic & Design Review Commission to relocate the house to 319 North Pine Street.

STAFF RECOMMENDATIONS:

Staff recommends approval of this Special Exception request and denial of the 1 foot front setback. Staff suggests that the applicant move the structure 1 foot back to meet the front setback requirement.

October 4, 2004

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, October 4, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Zoned: “RM-4 H” Historic Residential Mixed District

The Development Services Department could not issue a permit because Section 35-389 gives only the Board of Adjustment the authority to grant this Special Exception, and Section 35-310.01 Table 310-1 requires a minimum 10 foot front setback.

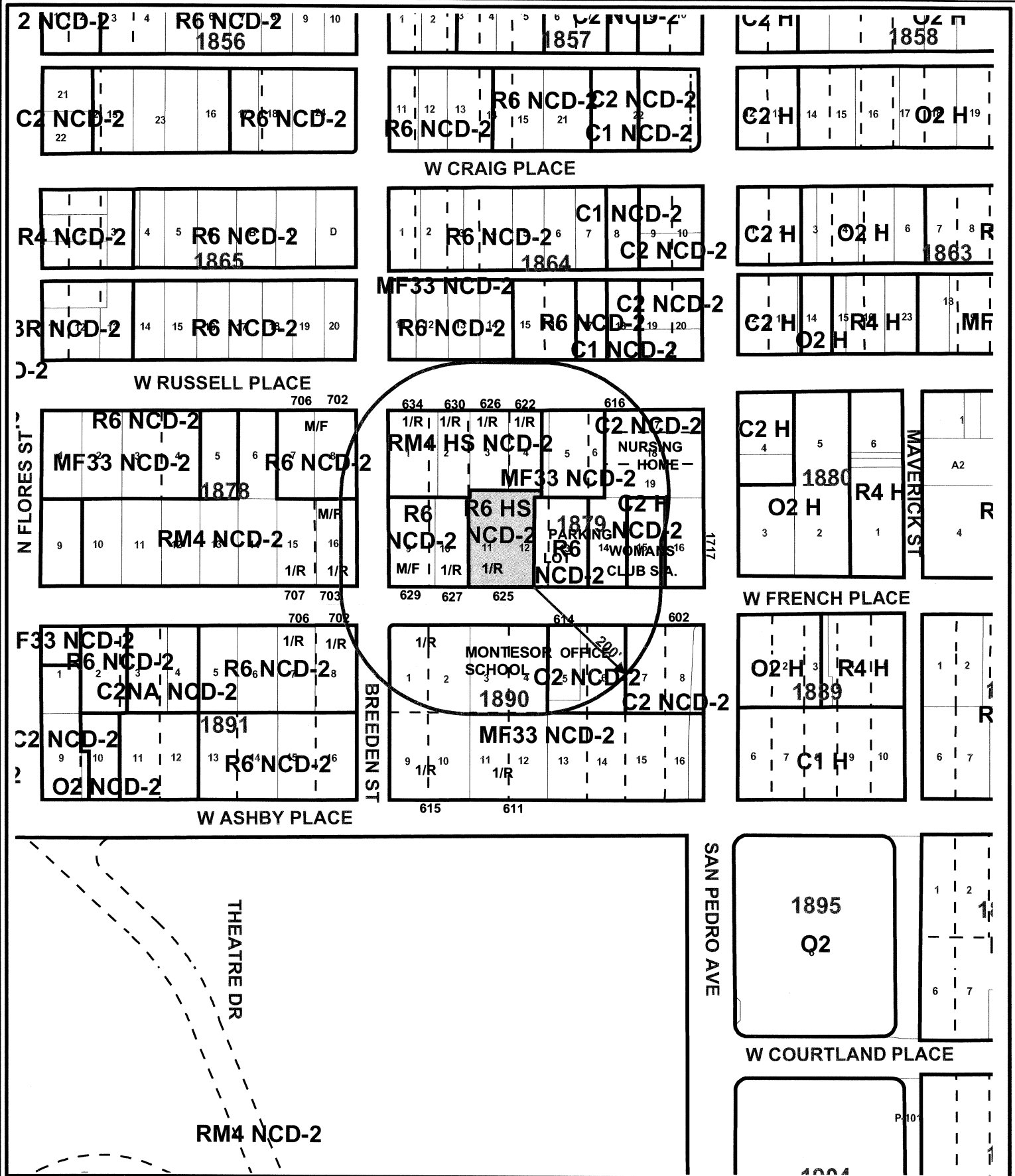
PLEASE COMPLETE AND RETURN THE ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT,
P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR
FURTHER INFORMATION PLEASE CALL (210) 207-8318



Plot Plan

A-04-122

Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department



BOARD OF ADJUSTMENT

October 4, 2004

CASE NO. A-04-123

The Board of Adjustment will hold a Public Hearing at 1:00 PM on Monday, October 4, 2004 in the Board Room, located on the 1st floor, Development & Business Services Center, 1901 S. Alamo Street, to consider the following application:

Steven J. Trevino

Lot 11, Block 9, NCB 1879

625 West French Place

Zoned: "R-6 HS NCD-2" Historical Significance Residential Single-Family
Neighborhood Conservation District 2.

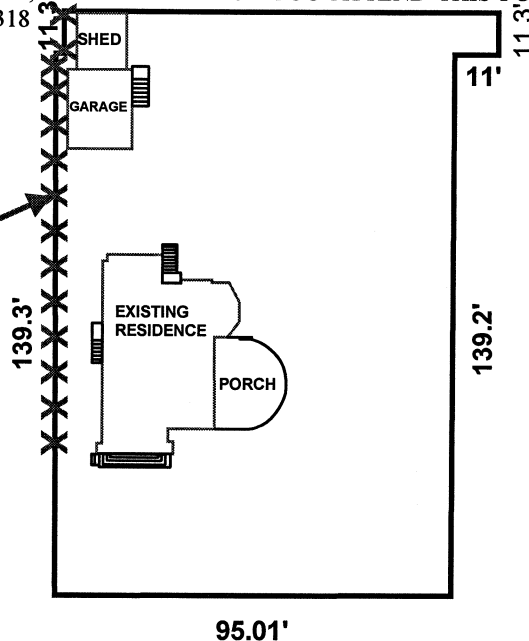
The applicant requests a 2 foot variance to erect an 8 foot fence along the west property line.

The Development Services Department could not issue a permit because Section 35-514 (c)(1) requires a maximum fence height of 6 feet.

The City of San Antonio, Texas, desires that you as an interested property owner, be advised as to the action being taken in reference to this application and invites you to attend this public hearing to express your desires in the matter. Construction on the variances granted by the Board must be started within six (6) months of the date of the hearing

PLEASE COMPLETE AND RETURN THIS ENCLOSED NOTICE BY MAIL TO THE DEVELOPMENT SERVICES DEPARTMENT, P.O. BOX 839966, SAN ANTONIO, TEXAS, 78283-3966, WHETHER OR NOT YOU ATTEND THIS PUBLIC HEARING. FOR FURTHER INFORMATION PLEASE CALL (210) 207-8318

**PROPOSED
8' FENCE**



W. FRENCH PLACE

Plot Plan

A-04-123



Produced by the City of
San Antonio Planning Department
in cooperation with Development
Services Department

CITY OF SAN ANTONIO
ZONING BOARD OF ADJUSTMENT
STAFF COMMENTS AND RECOMMENDATIONS

APPEAL CASE NO. A-04-123

Steven J. Trevino requests a 2 foot variance to erect an 8 foot fence along the west property line. The subject property is located at 625 West French Place, Lot 11, Block 9, NCB 1879 and is zoned "R-6 HS NCD-2" Historical Significance Residential Single-Family Neighborhood Conservation District 2.

SITE DESCRIPTION:

The subject property is occupied by a large historical significant single-family home located in an established residential neighborhood. A group home exists to the west of the subject property. The parking lot to the Woman's Club of San Antonio is east of the subject property and a Montessori school is located across the street. The subject property is located in the Alta Vista Neighborhood Association.

STAFF COMMENTS:

This historic house has an unusually high first floor base. Furthermore, the west side of the subject property slopes downward toward North Flores Street. The applicant received a Certificate of Appropriateness for approval from the Historic & Design Review Commission to erect an 8 foot fence. The proposed 8 foot fence location and height is outside the scope of the Alta Vista Neighborhood Conservation District standards and therefore would not violate the adopted design standards.

STAFF RECOMMENDATIONS:

Staff recommends approval of this variance request due to the slope of the land.